

This instrument was prepared by

(Name) William H. Halbrooks, Esq.

(Address) 1933 Montgomery Highway, Birmingham, AL 35209

19800327000036580 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
03/27/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand (\$40,000.00) -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry Keller and wife Bobbie R. Keller

(herein referred to as grantors) do grant, bargain, sell and convey unto

John G. Cocoris and Helen K. Cocoris

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the E 1/2 of the SW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the NE corner of the NE 1/4 of the SW 1/4 of said Section 5; thence run West along the North line of said 1/4-1/4 section a distance of 465.89 feet; thence run south 00 degrees 07 minutes 47 seconds West a distance of 1644.92 feet to the centerline of Shelby County Highway #438; thence run Southeasterly along the approximate centerline of said Highway the following bearings and distances; South 65 degrees 21 minutes 33 seconds East a distance of 60.00 feet; South 62 degrees 59 minutes 57 seconds East a distance of 134.19 feet; South 46 degrees 32 minutes 23 seconds East a distance of 96.08 feet; South 43 degrees 34 minutes 13 seconds East a distance of 108.99 feet; South 60 degrees 14 minutes 04 seconds East a distance of 105.67 feet; South 67 degrees 43 minutes 24 seconds East a distance of 97.85 feet to the East line of the E 1/2 of the SW 1/4 of said Section 5; thence run North 00 degrees 55 minutes 18 second West along said East line a distance of 1965.72 feet to the point of beginning.

EXCEPT any part of the above description lying within County Highway R.O.W.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~we~~ do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 27th day of March, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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1980 MAR 27 PM 3:46

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Thomas G. Lawrence, Jr.
JUDGE OF PROBATE

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